

**RESIDENTIAL PROPERTY RECORD CARD****CITY OF SPRINGFIELD****Situs: 105 WESTBROOK DR****Map ID: 121930061**

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

**Current Owner**

LAPRE LESLIE M

105 WESTBROOK DRIVE

SPRINGFIELD

MA 01129

**General Information**

Living Units 1

Neighborhood 1351

Alternate Id

Vol/Pg

District COS

Zoning R6

Class RESIDENTIAL

**Land Information**

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	10,000			55,000
Total Acres: 0.2296				

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
-------------	--------	-------	---------	------------

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	55,000	55,000	55,000	0	55,000
Building	100,800	106,500	100,000	0	106,500
Total	155,800	161,500	155,000	0	161,500

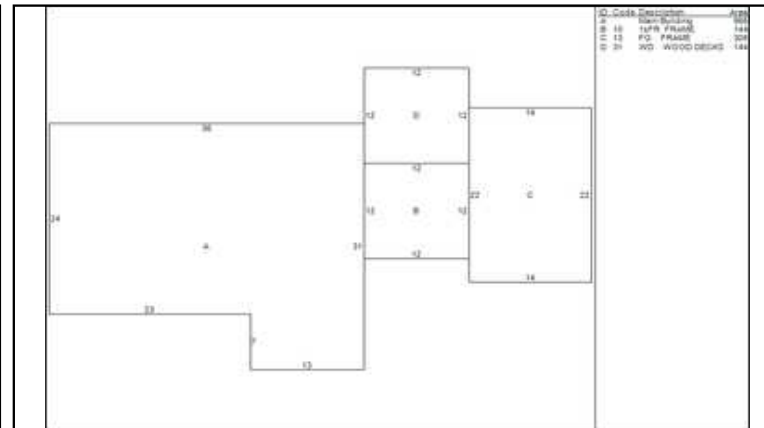
Value Flag MARKET APPROACH

**Sales / Ownership History**

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2014-10-14	175,300	LAND + BLDG	20461/330	LAPRE LESLIE M	TRITES DAVID A & GRACE M

**Situs: 105 WESTBROOK DR    Map ID: 121930061    Class: Single Family Residence    Card: 2 of 1    Tax year 2016**

Dwelling Information		
Style	RANCH	Year Built 1952
Story height	1.00	Eff Year Built 0
Attic	NONE	Ground Floor Area 955
Exterior Walls	ALUM/VINYL	Amenities
Masonry Trim		Total Living Area 1,099
Color	NATURAL	
Basement		
Basement	FULL	Car Bsmt Gar 0
FBLA Size		FBLA Type
Rec Rm Size		Rec Rm Type
Heating & Cooling		Fireplaces
Heat Type	A/C	Stacks 0
Fuel Type	GAS	Openings 0
System Type	WARM AIR	Pre-Fab 0
Room Detail		
Bedrooms	3	Full Baths 1
Family Rooms	0	Half Baths 0
Kitchens		Extra Fixtures 0
Total Rooms	5	
Kitchen Type		Bath Type
Kitchen Remod	NO	Bath Remod NO
Adjustments		
Int vs Ext	SAME	Unfinished Area 0
Cathedral Ceiling		Unheated
Grade & Depreciation		
Grade	C	Market Adj 0.00
Condition	GOOD	Functional
CDU	GOOD	Economic
Cost & Design		% Good Ovr
% Complete		



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
123150032	2014-04-18	149,900	955	3	1953	C
121930061	2014-10-14	175,300	1,099	3	1952	C
094020018	2014-08-08	165,000	1,096	3	1955	C
121930071	2013-10-18	145,000	996	3	1952	C
103150013	2013-05-17	148,500	1,100	3	1953	C